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Marina Cay Homeowners Association Fall Newsletter

As we mark the one-year anniversary of managing Marina Cay HOA, I want to thank you all for making it wonderful. Rebekah here, and for me, returning to Marina Cay felt like coming home to old friends, while meeting many new ones. Apollo echoes the sentiment, and getting to know so many of you has begun to show him what makes Marina Cay so special—spoiler alert, that's you, the owners! With summer 2023 officially in the books, here are some highlights from the past year and tips for getting ready for winter.

Landscaping: Much of the spring and summer were spent focused on landscaping. We know how much you and your guests appreciate the lawn and landscaping. Many hours were spent pruning and planting. While this is not a quick process, we are pleased with the initial efforts. As much as we would like, we cannot take all the credit. A huge thank you is owed to Swan River Gardens for their part in making the property look so wonderful with their hanging baskets and expertise.

Financial Wins: We found some significant savings the past year. Changing the propane contract has resulted in savings of \$10,000 year to date. Apollo has been extremely resourceful, slashing spa expenses and tackling several projects, instead of subbing them out. We're also anticipating a \$200+ a month savings by changing telephone providers and eliminating an unnecessary line (required HOA lines include emergency lines for spa, Hill West fire alarm, and the hot tub).

MarinaCayHomeowners.com: Currently, we're addressing a small hiccup due to an email login that no longer exists. While we aim to have it resolved before you read this, we know a few have noticed. Once it's back up and running, we'll kick off homeowner login portal.

We Zoomed: Thank you to everyone who joined us for the Annual General Meeting on June 3rd. The Zoom option proved successful, and we'll continue offering it in the future. Your attendance is not only important but genuinely appreciated. Mark your calendars for the 2024 AGM on June 1st

Weathering the Elements: Summer threw us a curveball with high temperatures and historically low levels in Flathead Lake. The low lake level appears to be a combination of below average snowpack and an unexpectedly fast spring runoff. While the experts ponder over the whys and hows, let's cross our fingers that it was a one-time anomaly.

New to Bigfork: The Harrell Forest Community Trails, located ½ mile north of downtown on Bigfork Stage Road, opened last month, thanks to a generous donation of 238 acres of land by the Horn-Harrell family. Six miles of wooded paths await hikers, bikers, and runners—no e-bikes.

Looking Ahead: As we express our gratitude for an incredible first year, we're thrilled to share that your HOA Board of Directors has offered, and we have accepted, a three-year extension to our contract.



New Owners: Please join us in welcoming:

- Courtyard 236: Neil Litzen & Sarah Sloan
- Hill East 227/228: The Mellencamp's
- Waterfront 254: John Foley

Condos for Sale:

- Waterfront 355: \$395,000
- Courtyard 140: \$279,900
- Courtyard 234: \$325,000

Winter-Ready Tips: Prepare your condos for the colder days ahead with these tips:

- Set heat to a minimum of 50 degrees.
- Turn off the master water valve and hot water heater breaker.
- Secure windows with dowels and leave blinds 1" off the windowsill to prevent condensation.
- Open vanity doors under sinks.
- Keep furniture away from heat registers.
- Make sure you have smoke alarms and batteries are replaced annually.

Home Improvements: Thinking of renovations? Before starting any work, reach out to us. Non-emergency construction is permitted from Labor Day to Memorial Day, Monday – Friday, during business hours. This is the perfect time to check the age of your hot water heater, we have found many that are over twenty years old. If these aging units fail unexpectedly, it could lead to unplanned and costly bills for homeowners. Another critical area to check is your exterior windows; many are still the originals. Failed seals or caulking could allow water to seep into the walls. We recommend Mildren Plumbing and Sheppard's Glass, respectively.

Renting this Winter? Make sure your renters and property manager understand the bylaws.

- No trailers or vehicle storage on the property.
- No smoking on decks or within 25 feet of buildings.
- No pets on the property (except for service animals—contact us for guidance).

Thank you for a fantastic first year, Marina Cay! Here's to many more.

Warm regards,

Rebekah and Apollo